



STAFF REPORT

Meeting Date: March 24, 2004
Consent

Agenda Item 8

**LAFCO CASE
NAME & NO.**

LAFCO 03-19 Camarillo Sanitary District Annexation – Village at the Park

PROPOSAL:

The proposal includes the annexation of six lots (one lot is a portion of Calleguas Creek) and a portion of US Highway 101, into the Camarillo Sanitary District for the purpose of sanitary sewer services.

SIZE:

Approximately 370 acres

LOCATION:

The majority of the proposal area is south of US Highway 101, north of Pleasant Valley Road, east of Lewis Road and west of the north-south section of Pleasant Valley Road. Approximately three (3) acres are north of US Highway 101, at the northwest intersection of Mission Oaks Blvd. and Camarillo Ranch Road. The entire proposal area is within the City of Camarillo and is in the Camarillo Sanitary District's Sphere of Influence.

**ASSESSOR'S
PARCEL INFORMATION:**

| <u>APN</u> | <u>ADDRESS</u> | <u>OWNER(S)</u> |
|---------------|-------------------|------------------------------|
| 160-0-340-230 | 3841 Mission Oaks | Theresa Leho Trust |
| 234-0-010-200 | No Address | HJI Investment Co LLC |
| | | TFR Investment Co LLC |
| 234-0-010-210 | No Address | HJI Investment Co LLC |
| | | TFR Investment Co LLC |
| 234-0-010-220 | No Address | GMM Village LLC Et al. |
| 234-0-010-240 | No Address | WPHD/Camarillo LLC |
| 234-0-010-300 | No Address | Ventura County Flood Control |

PROPONENT: Camarillo Sanitary District, by Resolution

NOTICE: This matter has been noticed as prescribed by law.

COMMISSIONERS AND STAFF

| | | | |
|---|--|---|---|
| COUNTY: Kathy Long Linda Parks <i>Alternate:</i> Steve Bennett | CITY: Evaristo Barajas Don Waunch <i>Alternate:</i> John Zaragoza | SPECIAL DISTRICT: Jack Curtis Dick Richardson <i>Alternate:</i> Ted Grandsen | PUBLIC: Louis Cunningham, Chair <i>Alternate:</i> Kenneth M. Hess |
| EXECUTIVE OFFICER: Everett Millais | SENIOR PLANNER: Hollie Brunsky | CLERK: Debbie Schubert | LEGAL COUNSEL: Noel Klebaum |

RECOMMENDATIONS:

1. Certify that the Commission has reviewed and considered the information contained in the Village at the Park EIR (No. 99-25) prepared by the City of Camarillo as lead agency, dated October 2001, and adopt the lead agency's Findings, Mitigation Measures, Mitigation Monitoring Program and Statement of Overriding Considerations for the project.
2. Adopt the attached resolution, LAFCO 03-19, making determinations and approving the Camarillo Sanitary District Annexation – Village at the Park.

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

| | Land Use | Zone District Classification | General Plan Designation |
|-----------------|---|---|--|
| Existing | The three large parcels (APN 234-0-010-200, 220, and -240) are being used for agriculture. APN 234-0-010-210 is part of a freeway interchange. APN 160-0-340-015 is being used for an industrial building/agriculture. APN 234-0-010-300 is a portion of Calleguas Creek. | City: Res 4.5 (Residential, 4.5 units/acre), R-P-D (Residential Planned Development), C-P-D (Commercial Planned Development), O-S (Open Space) | City: Mixed Residential, Commercial, Open Space |
| Proposed | Mixed residential, commercial, recreational, and institutional uses that are part of the development known as Village at the Park. | No Change | No Change |

B. Surrounding Land Uses and Zoning and General Plan Designations

| | Land Use | Zone District Classification | General Plan Designation |
|--------------|------------------------------|---|---------------------------------|
| North | Industrial | City: M-1 (Limited Manufacturing) | City: Industrial |
| South | Agriculture | County: A-E (Agriculture Exclusive) | County: Agriculture |
| East | Lamplighter Mobile Home Park | City: MH-P-D (Mobile Home Planned Development) | City: Mobile Home Park |
| West | Industrial | City: M-1 (Limited Manufacturing) | City: Industrial |

C. Topography, Natural Features and Drainage

Each lot is relatively flat with a slope of approximately two - five percent. With the exception of APN 234-0-010-300 which is part of the Calleguas Creek, there are no significant land features on any of the lots. There will be no development of the creek except for improvements made as a result of mitigation measures required by the Village at the Park project.

D. Conformity with Plans

The lots are within the Camarillo Sanitary District's Sphere of Influence. All lots are and will remain in the City of Camarillo and are within the SOAR and CURB boundaries for the City of Camarillo.

The City of Camarillo prepared a General Plan Amendment (GPA 99-2) for the proposed project, Village at the Park. All uses for the project would conform to the general plan of the City of Camarillo.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

The proposal area is being used for agriculture and is shown as "Prime" and of "Statewide Importance Farmlands" on the Important Farmlands Inventory (IFI) map. The proposal area is considered to be prime agricultural land as defined in

Government Code Section 56064 as the soils on site are Class I and Class II and have a Storie Index greater than 80.

The site is not under a Williamson Land Conservation Act contract.

The loss of agriculture was addressed in the City of Camarillo's Village at the Park Environmental Impact Report (EIR) for the proposal, dated October 2001. The City adopted a Statement of Overriding Considerations for the substantial, unmitigatable environmental impacts relating to the loss of prime farmland for the proposal area. (Attachment 3)

The proposal area is surrounded on three sides by the City of Camarillo and existing urbanized development. The City of Camarillo has indicated that there is insufficient non-prime agricultural or vacant land within the existing City boundaries that is planned and developable for the same land use.

Comments from the Office of the Agricultural Commissioner stated that with the proposed mitigation of a 300-foot agricultural setback between the proposed project's residential use and the agricultural area to the south of Pleasant Valley Road, the project adequately mitigates the potential agricultural-urban interface conflicts.

B. Open Space

The lots are not considered open space or located within a greenbelt.

3. Population:

According to the Registrar of Voters there are no registered voters within the proposal area. Given this information, the proposal area is considered uninhabited in terms of LAFCO proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability:

A. Camarillo Sanitary District Services

Upon annexation, all of the developable lots would be able to connect to the District. The District has indicated that its services can be extended immediately as requested. The landowners would finance all necessary improvements and connections to the District. Sanitary sewer services will be paid for by connection charges and residential and commercial user fees.

B. Water

Water service for the lots will be provided by the City of Camarillo.

C. Schools

N/A

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

6. Assessed Value, Tax Rates and Indebtedness:

The lots are presently within tax rate area 07001 (\$1.078097), 07080 (\$1.078097), 07084 (\$1.078097), and 07291 (\$1.078097). Upon completion of this annexation the lots will be assigned to new tax rate areas

The assessed land value of each lot per the 2003-2004 tax roll is:

| <u>APN</u> | <u>ASSESSED LAND VALUE</u> |
|---------------|----------------------------|
| 160-0-340-230 | \$ 93,956 |
| 234-0-010-200 | \$6,027,511 |
| 234-0-010-210 | \$ 54,896 |
| 234-0-010-220 | \$3,229,603 |
| 234-0-010-240 | \$6,933,450 |
| 234-0-010-300 | \$0 |

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As the eight lots are already connected to the Camarillo Sanitary District facilities, the lots are already paying these user fees.

7. Environmental Impact of the Proposal:

The City of Camarillo is the lead agency for this proposal as the City processed the proposed project for Village at the Park. The City prepared and certified an Environmental Impact Report (October 2001, EIR#99-25, SCH#2000011063) pursuant

to Sections 15080, 15093, 15097, and 15163 of the State CEQA Guidelines. The City adopted the mitigation measures proposed in the EIR and a mitigation monitoring plan to lessen the environmental impacts so that they can be considered less than significant. (Attachment 2) The City also approved a Statement of Overriding Considerations for the substantial, unmitigated environmental impacts relating to the loss of prime farmland. (Attachment 3) It is recommended that the Commission adopt the City's mitigation measures and the Statement of Overriding Considerations for loss of agriculture as a part of the Camarillo Sanitary District Annexation – Village at the Park.

The EIR was previously provided to the Commission for review and was available at the Ventura LAFCO office prior to the hearing. A copy will also be made available at the LAFCO hearing for review.

8. Regional Housing Needs

The proposal is for an annexation of lots into the Camarillo Sanitary District. This proposal will have no direct effect on the fair share of the regional housing needs for the City of Camarillo. Indirectly, the proposal will result in an increase in the supply of housing within the City of Camarillo. There are 285 apartment units that will assist in providing additional affordable housing within the City.

9. Landowner and Annexing Agency Consent:

The Camarillo Sanitary District certifies that all owners involved in this proposal, including the Ventura County Watershed Protection District that owns a portion of the Calleguas Creek that is a part of this proposal, have given their written consent to annex. The Camarillo Sanitary District has requested that the Commission waive conducting authority proceedings.

ALTERNATIVE ACTIONS AVAILABLE:

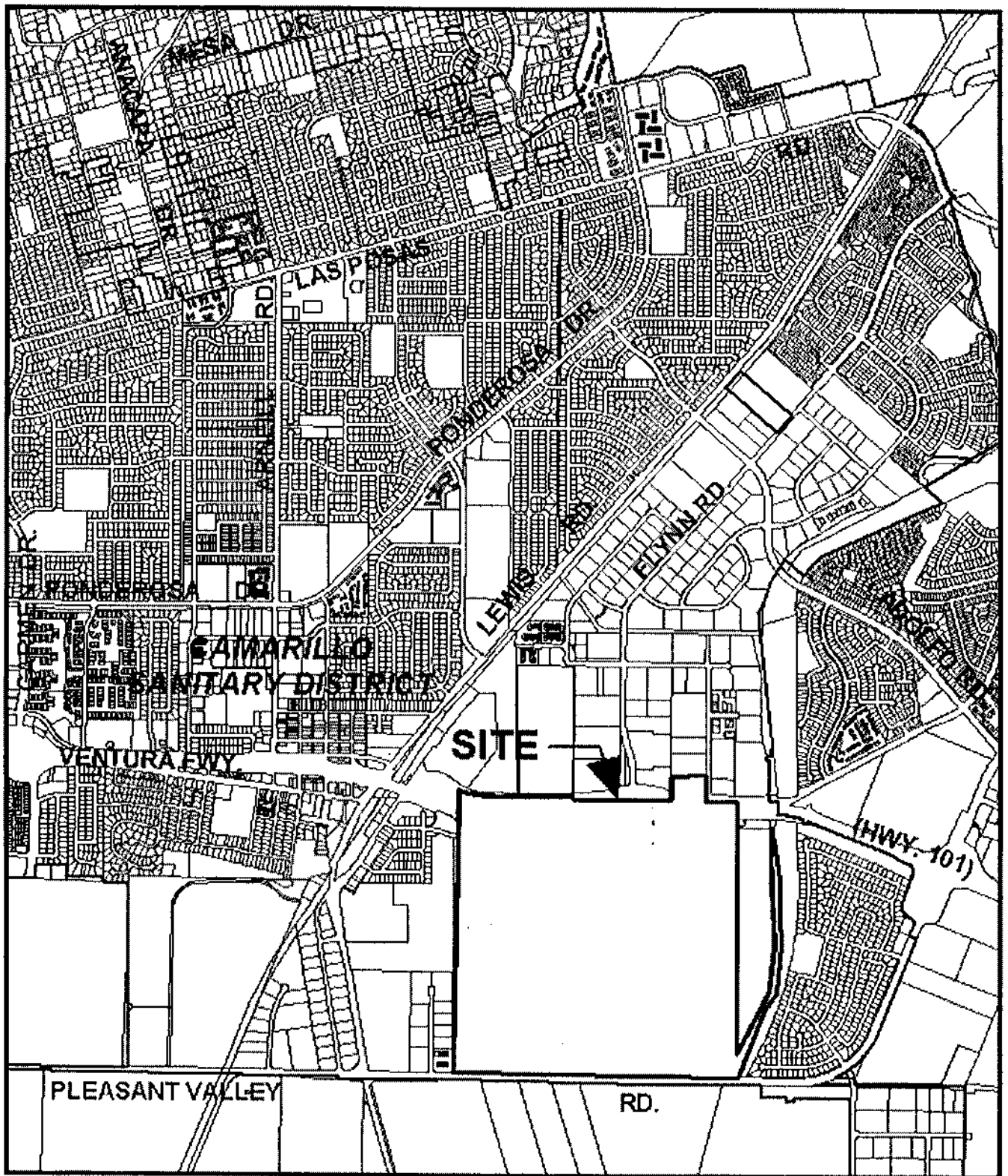
- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to modify or deny the recommended action, a motion to modify or deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

Hollee King Brunsky, AICP, Senior Planner

Everett Millais, Executive Officer

- Attachments:
- (1) Vicinity Map for LAFCO 03-19 Ranch proposals
 - (2) City of Camarillo Resolution 2001-150 certifying EIR 99-25, adopting mitigation measures and approving a mitigation monitoring plan.
 - (3) City of Camarillo Resolution No. 2001-151 approving General Plan Amendment 99-2, Village at the Park, and approving Findings of Facts and a Statement of Overriding considerations.
 - (4) LAFCO 03-19 Resolution



LEGEND



Existing Camarillo Sanitary District Boundary

Proposed Annexation Area

LAFCO 03-19

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
VILLAGE AT THE PARK
(CSD ANNEXATION NO. 2003-05)

RESOLUTION NO. 2001- 150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CAMARILLO CERTIFYING ENVIRONMENTAL IMPACT
REPORT NO. 99-25 AND APPROVING THE MITIGATION
MONITORING PLAN FOR GPA 99-2 AND SPECIFIC PLAN
FOR THE VILLAGE AT THE PARK PROJECT

WHEREAS, an Environmental Impact Report has been prepared by the city for a proposed amendment to the City of Camarillo General Plan, GPA 99-2, for the Village at the Park Specific Plan containing 330 acres located south of the U.S. 101 Freeway, north of Pleasant Valley Road, between Lewis Road and Calleguas Creek, and

WHEREAS, the Environmental Impact Report has been prepared in accordance with the provisions of the California Environmental Quality Act and the State CEQA Guidelines so as to evaluate the potential for adverse environmental impact; and,

WHEREAS, a duly-noticed public hearing was held by the Planning Commission for the City of Camarillo on July 17, 2001, and on August 21, 2001, at which times evidence was heard on the proposed Project and the Environmental Impact Report; and,

WHEREAS, a duly-noticed public hearing was held by the City Council for the City of Camarillo on the September 5, 2001, at which times evidence was heard on the Environmental Impact Report; and,

WHEREAS, prior to certifying the Environmental Impact Report, the City Council of the City of Camarillo considered the Initial Study of Environmental Impact and the Environmental Impact Report together with comments received during the public review process and the mitigation monitoring plan; and,

WHEREAS, the City Council members have reviewed the Environmental Impact Report and said document reflects the independent judgment of the City of Camarillo; and,

WHEREAS, the City Council authorized the processing of the General Plan Amendment request at the meeting of January 27, 1999, and referred the application for the preparation of an Environmental Impact Report and Specific Plan, and

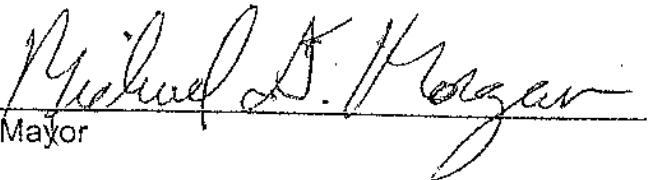
WHEREAS, the development of the proposed project will result in significant unavoidable adverse environmental effects in that it will convert agricultural land for the development of the site for residential units, commercial uses, open space areas, public uses and roadways. Prior to considering action on the General Plan Amendment and Specific Plan, the City Council will consider the significant impacts which do not have mitigation measures available and will need to adopt a statement of overriding

considerations in accordance with adopted environmental guidelines, should the Council approve the project.

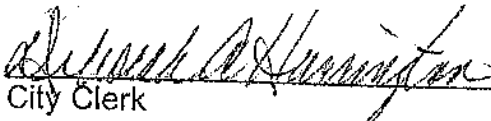
NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Camarillo that the Final Environmental Impact Report for GPA 99-2, Village at the Park, is hereby approved and determined that a Notice of Determination shall be filed with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the office of the City Clerk, who is the custodian of records for the same.

IT IS FURTHER RESOLVED AND DETERMINED that all proposed mitigation measures identified in the Environmental Impact Report are hereby adopted as part of the Final EIR.

APPROVED AND ADOPTED this 10th day of October, 2001.


Mayor

ATTEST:

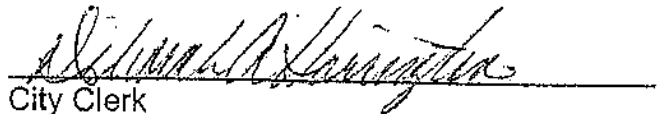

City Clerk

I hereby certify that the foregoing Resolution 2001- 150 was duly adopted by the City of Camarillo at a regular meeting thereof held on the 10th day of October, 2001, by the following vote of the Council:

AYES: COUNCILMEMBERS: Craven, Kildee, McDonald, Waunch; Mayor Morgan

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


City Clerk

(f:\CC agenda pkt\GPA 99-2 EIR creso oct10 01)

copy: Department of Community Development
Public Works Department/Engineering & Traffic Divisions

VILLAGE AT THE PARK SPECIFIC PLAN MITIGATION MONITORING PLAN

October, 2001

INTRODUCTION

The Mitigation Monitoring Program describes the procedures the applicant and others will use to implement the mitigation measures adopted in connection with the approval of the Specific Plan and the methods of monitoring such actions. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all Specific Plan-related mitigation measures.

PURPOSE

The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|---|-------------------|--------------------|----|----|
| | | | 1. | 2. | 3. |

5.5 TRANSPORTATION AND CIRCULATION

| | | | | | |
|-------|--|---|------------|---|--|
| 5.5-1 | Petit Street/U.S. Highway 101 SB ramps: The Project shall widen all legs of the intersection and install a signal. These improvements would allow for the following lane configurations: | Project Developer and City of Camarillo | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. At the discretion of City of Camarillo Department of Public Works/Engineering Division based on traffic count data | |
| | <ul style="list-style-type: none"> southbound approach - one left lane, two through lanes, and two dedicated right turn lanes; northbound approach - one dedicated left turn lane, one through lane, and one through-right lane; eastbound approach - one dedicated left turn lane, one through plus left turn lane and one right-through lane; and westbound approach - one left turn lane, one through lane and one right turn lane. | | | | |
| 5.5-2 | Dawson Drive/Petit Street: The Project shall widen the north side of Petit Street. This improvement would allow for the westbound approach of the intersection to be restriped to provide two right-turn lanes with a total of 600 feet of storage and one left-turn lane. Dawson Drive, north of Petit Street, shall be widened to provide 600 feet of southbound left turn storage. | Project Developer and City of Camarillo | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. At the discretion of City of Camarillo Department of Public Works/Engineering Division based on traffic count data | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|--|---|--|--|---|
| | | | 1. | 2. | 3. |
| | | | Monitoring Phase | | |
| 5.5-3 | Lewis Road/Pleasant Valley Road: The Project shall widen Lewis Road to provide northbound and southbound lanes adequate transition back to two lanes. | Project Developer and City of Camarillo | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. At the discretion of City of Camarillo |
| 5.5-4 | Ridgeview Street/Pleasant Valley Road: The project shall pay its fair share to widen Pleasant Valley Road to a four-lane roadway. This improvement would allow for a second westbound through lane at the intersection. | Project Developer and City of Camarillo | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. At the discretion of City of Camarillo |
| 5.5-5 | Pleasant Valley Road/U.S. Highway 101 SB ramps: The Project shall widen eastbound Pleasant Valley Road to provide two through lanes, a through plus right turn lane and a dedicated right turn lane. The right turn lanes will access the southbound on-ramp which must be widened by the project to two lanes. The project must also widen westbound Pleasant Valley Road to include two through lanes, a through plus right turn lane and a dedicated right turn lane. Due to University impacts at this intersection, state funds might be available to implement these improvements. However, no funds have been committed at this time. | Project Developer and City of Camarillo | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. At the discretion of City of Camarillo |
| 5.5-6 | Santa Rosa Road/U.S. Highway 101 NB ramps: The Project shall widen the northbound U.S. Highway 101 off-ramp. This improvement would allow for a second left-turn lane on the northbound ramp approach at Santa Rosa Road. | Project Developer and City of Camarillo | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. At the discretion of City of Camarillo |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|---|---|--------------------|---|----|
| | | | 1. | 2. | 3. |
| 5.5-7 | Santa Rosa Road/Adolfo Road: The north side of Santa Rosa Road shall be widened by the project. This improvement would allow for the westbound approach of the intersection to be restriped to include a dedicated right turn lane. | Project Developer and City of Camarillo | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. At the discretion of City of Camarillo Department of Public Works/Engineering Division based on traffic count data | |
| 5.5-8 | All work to be performed within State right-of-way(s) shall require an Encroachment Permit from the State of California Department of Transportation. | Project Developer | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | |
| 5.5-9 | Construction related trips on State highways shall be limited, where feasible, to off-peak commute periods. | Project Developer | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | |
| 5.5-10 | Transport of overweight vehicles on state highways shall require a valid State of California Department of Transportation permit. | Project Developer | Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Enforcement Agency | | |
|--|---|--------------------|---|---------------------|
| | | Monitoring Action | 1. Monitoring Agency | 2. Monitoring Phase |
| <p>5.6 AIR QUALITY</p> <p>5.6-1 The contractor shall prepare a dust control plan at the time that grading permits are requested. The dust control plan shall include, but not be limited to, the following measures, which should be implemented by the contractor.</p> <ul style="list-style-type: none"> • Sufficiently water active portions of the construction site. • Replace ground cover, cover bare soil, or apply environmentally safe soil stabilizers on inactive portions of the construction site. • Apply water or environmentally safe soil stabilizers to unpaved parking or staging areas or unpaved road surfaces. • Suspend all excavating and grading operations when wind speeds exceed 20 mph averaged over one hour. Contact the VCAPCD meteorologist for current information about average wind speeds. • Sufficiently water or securely cover all material transported off-site and all fill material transported on-site. • Provide employees involved in grading operations with face masks during dry periods to reduce inhalation of dust, which may exacerbate health problems of the respiratory tract. • Limit traffic speeds on all unpaved roads to 15 mph or less. • Sweep streets at the end of the day if visible soil material is carried over to adjacent roads. <p>5.6-2 Contractors shall keep records on the Project site demonstrating that equipment engines are maintained in good condition and in proper tune as per manufacturers' specifications to prevent excessive emissions. Such records will be available for reviewed during grading and construction inspections.</p> | Project Developer | Dust Control Plan | <ol style="list-style-type: none"> 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits and During Grading/Construction | |
| | Project Developer | Field Verification | <ol style="list-style-type: none"> 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits and During Grading/Construction | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|---|---|--|-------------------|------------------|
| | | | 1. | 2. | 3. |
| 5.6-3 | Emissions generated by demolition activities shall be reduced by the following: <ul style="list-style-type: none"> Trucks transporting loose debris such as waste asphalt and wallboard off-site shall be covered; All diesel-powered equipment should be turned off when not in use for more than 30 minutes and gasoline-powered equipment should be turned off when not in use for more than 5 minutes. | Field Verification | 1. Community Development/Building and Safety 2. Community Development/Building and Safety 3. Prior to Issuance of Zone Clearance and Building Permit | Monitoring Agency | Monitoring Phase |
| 5.6-4 | Lighting for public streets, parking areas, and recreational areas shall utilize energy-efficient mechanical, computerized, or photo cell switching devices to reduce energy usage. | Subdivision Plan Check and Field Verification | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits and During Grading/Construction | | |
| 5.6-5 | Solar or low emission water heaters shall be installed into proposed buildings to reduce natural gas consumption and emissions. | Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety 2. Department of Community Development/Building and Safety 3. Prior to Issuance of Zone Clearance and Building Permit | | |
| 5.6-6 | Energy-efficient, automated controls for air conditioners shall be installed into proposed buildings to reduce energy consumption and emissions. | Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety 2. Department of Community Development/Building and Safety 3. Prior to Issuance of Zone Clearance and Building Permit | | |
| 5.6-7 | Automatic lighting on/off controls and energy-efficient lighting shall be installed into proposed buildings to reduce electricity consumption and associated emissions. | Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety 2. Department of Community Development/Building and Safety 3. Prior to Issuance of Zone Clearance and Building Permit | | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|--|--|--|--|--|
| | | | 1. | 2. | 3. |
| 5.6-8 | Light-colored roofing materials as opposed to dark roofing materials shall be used on proposed buildings. Light colored materials reflect sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. | Project Developer Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety | 2. Department of Community Development/Building and Safety | 3. Prior to Issuance of Zone Clearance and Building Permit |
| 5.6-9 | Wall and attic insulation shall be provided in proposed buildings beyond the requirements of Title 24, California Code of Regulations. | Project Developer Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety | 2. Department of Community Development/Building and Safety | 3. Prior to Issuance of Zone Clearance and Building Permit |
| 5.6-10 | Built-in energy-efficient appliances shall be installed into proposed buildings. | Project Developer Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety | 2. Department of Community Development/Building and Safety | 3. Prior to Issuance of Zone Clearance and Building Permit |
| 5.6-11 | Special sunlight filtering window coatings or double-paned windows shall be installed into proposed buildings to reduce thermal gain in hot weather and loss in the cold weather, thus reducing emissions associated with heaters and air conditioners. | Project Developer Building Plan Check and Field Verification | 1. Department of Community Development/Building and Safety | 2. Department of Community Development/Building and Safety | 3. Prior to Issuance of Zone Clearance and Building Permit |
| 5.6-12 | Shade trees shall be provided to reduce heating/cooling needs. | Project Developer Landscape Plan Check and Field Verification | 1. Department of Community Development/Building and Safety | 2. Department of Community Development/Building and Safety | 3. Prior to Issuance of Zone Clearance and Building Permit |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Enforcement Agency | | |
|--|---|--|--|---------------------|
| | | Monitoring Action | 1. Monitoring Agency | 2. Monitoring Phase |
| 5.6-13 The Project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the Project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development. | Project Developer | Air Emission Calculations | 1. Department of Community Development/Building and Safety 2. Department of Community Development/Building and Safety 3. Prior to Issuance of Grading Permits and Zone Clearance | |
| 5.7 NOISE | | | | |
| 5.7-1 Pursuant to Section 10.34.120 of the Municipal Code, the contractor shall limit on-site construction activities to between the hours of 7:00 a.m. and 7:00 p.m., and exclude Sundays and holidays. | Project Developer | Field Verification | 1. Department of Community Development and Department of Public Works/Engineering Division 2. Department of Community Development and Department of Public Works/Engineering Division 3. During Grading and Construction | |
| 5.7-2 The contractor shall retain the services of a noise consultant to develop a site specific plan of sound attenuation during site development that would minimize, to the extent feasible, construction noise impacts on the mobile home park and on on-site residential uses constructed in earlier development phases. The plan shall identify measures that include, but are not limited to: <ul style="list-style-type: none"> changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, installing temporary acoustic barriers around stationary construction noise sources, fitting construction equipment with modern sound-reduction equipment, using electrical power to run air compressors and similar power tools rather than diesel equipment, and operating all diesel equipment with closed engine covers and equipping them with factory-recommended mufflers and other silencing features. | Project Developer and Acoustical Engineer | Prior to Grading Permits Field Verification | 1. Department of Community Development and Department of Public Works/Engineering Division 2. Department of Community Development and Department of Public Works/Engineering Division 3. During Grading | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|---|---------------------------------|--|----------------------|---------------------|
| | | | 1. | 2. | 3. |
| 5.7-3. The contractor shall prohibit truck traffic on local residential streets. | Project developer | Field Verification | 1. Department of Community Development and Department of Public Works/Engineering Division | 2. Monitoring Agency | 3. Monitoring Phase |
| 5.7-4. For proposed single family residential lots that would be located within the 55 dB(A) and greater noise contours on the site (without mitigation), an acoustic analysis shall be submitted concurrently with submittal of precise development plans demonstrating that future exterior noise in outdoor living areas (e.g., back yards, patios, etc.) would be 55 dB(A) CNEL or less. The analysis shall, if appropriate, also include recommendations for noise attenuation features (e.g., soundwalls, double-paneled windows, etc.). Such features shall be made conditions of approval if required. | Project Developer | Recorded Covenant | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | | |
| 5.7-5. For proposed commercial uses that would be located within the 65 dB(A) and greater noise contours on the site (without mitigation), an acoustic analysis shall be submitted concurrently with submittal of precise development plans demonstrating that future exterior noise at the commercial center would be 65 dB(A) CNEL or less. The analysis shall, if appropriate, also include recommendations for noise attenuation features (e.g., soundwalls, double-paneled windows, etc.). Such features shall be made conditions of approval if required. | Project Developer | Recorded Covenant | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | | |
| 5.7-6. Limit parking lot vacuums and exterior cleaning activities on commercial and recreational properties to within the standards set forth in Section 10.34.040 of the City's Municipal Code. | Project Developer | Recorded Covenant | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. During Project Operation | | |
| 5.7-7. Commercial lots adjacent to residential uses shall orient loading docks away from residential uses to minimize noise generated by medium and heavy truck deliveries. Truck deliveries to the commercial uses proposed on the site shall occur between 7:00 a.m. and 9:00 p.m. | Project Developer | Plan Check Recorded Covenant | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. During Project Operation | | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|--|-------------------------|---|----------------------|---------------------|
| | | | 1. Enforcement Agency | 2. Monitoring Agency | 3. Monitoring Phase |
| 5.7-8 | Use of the proposed sports park between 9:00 p.m. and 7:00 a.m. shall be prohibited without a permit from the Parks District. | Recorded Covenant | 1. Pleasant Valley Recreation and Parks District 2. Pleasant Valley Recreation and Parks District 3. Pleasant Valley Recreation and Parks District | | |
| 5.7-9 | To reduce the duration and intensity of site development noise impacts on the mobile home park to the east of the site, Project construction phasing shall commence as close to the existing mobile home park as possible in order to create physical noise attenuating barriers between future construction on the Project site and the mobile home park. | Prior to Grading Permit | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | | |
| 5.7-10 | An acoustical engineer shall be retained by the project applicant to specify the height, configuration, and linear extent of the proposed berm along the northern portion of the site that would achieve a minimum 10 dB(A) noise reduction. | Acoustics Report | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | | |
| 5.7-11 | If feasible, the proposed berm should be extended along the entire northern frontage of the sport park and a sound wall should be constructed along the park's frontage with "B" Street. | Recorded Covenant | 1. Department of Community Development and Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permit and Building Permits | | |
| 5.7-12 | To reduce interior residential noise levels from overhead flights from the Point Mugu Naval Air Weapons Station, the roofs of all on-site residential structures shall be insulated, and dual pane windows installed. | Building Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Building Permits | | |

5.8 GEOTECHNICAL CONSIDERATIONS

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|--|--|---|-------------------|------------------|
| | | | 1. | 2. | 3. |
| | | | Monitoring Agency | Monitoring Agency | Monitoring Phase |
| 5.8-1 | Prior to the design and construction of any structural improvements, the Project developers shall have comprehensive design level geotechnical evaluations conducted that include subsurface exploration and laboratory testing. Recommendations for grading/earthwork, surface and subsurface drainage, foundations, pavement structural sections, and other pertinent geotechnical design considerations shall be formulated and implemented based on the findings of this evaluation. | Project Developer Building Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |
| 5.8-2 | In order to safeguard against major seismic-related structural failures, all buildings within the Project site shall be constructed in conformance with the Uniform Building Code, as adopted by the City of Camarillo. | Project Developer Building Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |
| 5.8-3 | The fault hazard area and Structural Setback Zone shall be identified on the tract maps or other appropriate document for the highway commercial area to provide notice to property purchasers of the limitation on the use of the property. | Project Developer Building Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |
| 5.8-4 | All future habitable structures on the Project site shall be located beyond the limits of the Structural Setback Zone established by Geolabs-Westlake Village. | Project Developer Building Plan Check | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |
| 5.9 HYDROLOGY AND WATER QUALITY | | | | | |
| 5.9-1 | Prior to the initiation of any construction activity on the Project site, the Project developer shall file for an NPDES permit from the RWQCB. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements. | Project Developer Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |
| 5.9-2 | Project improvement plans shall incorporate appropriate SQUIPP requirements into the project design consistent with Ventura County Municipal Stormwater NPDES Permit No. CAS004002. | Project Developer Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division 2. Department of Public Works/Engineering Division 3. Prior to Issuance of Grading Permits | | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|---|---|--|--|---|
| | | | 1. | 2. | 3. |
| 5.9-3 | Prior to the initiation of any construction activity on the Project site, the Project developer shall have a hazardous materials study or Phase I Environmental Site Assessment prepared for the site to determine the presence of existing or prior storage and/or use of potentially hazardous materials at the site. All recommendations of such a study shall be implemented to the satisfaction of the RWQCB. | Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Grading Permits |
| 5.9-4 | Any existing groundwater wells located on the site that are no longer in use shall be abandoned in accordance with current Ventura County standards and City Ordinance/codes. | Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Grading Permits |
| 5.9-5 | Any existing or historic septic systems located on the site shall be abandoned in accordance with Federal, State, and local laws and regulations prior to the issuance of building permits. | Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Grading Permits |
| 5.9-6 | The on-site detention basins shall incorporate filtration systems or other devices to reduce the potential for herbicides, pesticides, fertilizers, and other contaminants to transfer to off-site locations. | Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Grading Permits |
| 5.10 CULTURAL RESOURCES | | | | | |
| 5.10-1. | During any ground altering activities associated with Project grading or construction, including demolition of existing modern structures and facilities, the Project area shall be monitored by a qualified archaeological monitor. The monitor shall have the authority to halt any activities impacting potentially significant cultural resources until the resources can be evaluated for significance and cleared or mitigated. | Field Verification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Field Verification |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|--|--|------------------------|--|--|---|
| | | | 1. | 2. | 3. |
| | | | Monitoring Agency | Monitoring Agency | Monitoring Phase |
| 5.10.2. Prior to any demolition of the Petit residence, the interior of this structure shall be documented by a qualified archaeological monitor. | Project Developer and Cultural Resource Specialist | Subdivision Condition | 1. Department of Community Development and Building and Safety | 2. Department of Community Development and Building and Safety | 3. Prior to Demolition Permit and/or Grading Permit |
| 5.11.1 FIRE PROTECTION | | | | | |
| 5.11.1.1 Development of the Village at the Park site shall include fire hydrants and provide fire flow requirements as specified by the Ventura County Fire Protection District. | Project Developer | Subdivision Plan Check | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Building Permits |
| 5.11.1.2 To the extent feasible, uses within Village at the Park site shall have automatic fire sprinkler systems as required by the Ventura County Fire Protection District and City of Camarillo Fire Codes. | Project Developer | Building Plan Check | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Occupancy |
| 5.11.1.3 Prior to the issuance of building permits, the Project developer shall pay the City of Camarillo fire protection facilities fee (Ordinance No. 771). | Project Developer | Building Permit | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Issuance of Building Permits |
| 5.11.2 POLICE PROTECTION | | | | | |
| 5.11.2.1 The Project developer shall employ a private security service during Project construction in order to prevent vandalism or theft at the construction sites. | Project Developer | Building Permit | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Field Verification |
| 5.11.3 PUBLIC SCHOOLS | | | | | |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|---|---|---|--|--|--|
| | | | 1. | 2. | 3. |
| 5.11.3-1 Prior to issuance of building permits, the developer of each new land use within the Project site shall pay school fees to the school districts in accordance with legislative mandates. | Project Developer | Building Permit | 1. Department of Community Development | 2. Department of Community Development | 3. Prior to issuance of Building Permits |
| 5.11.3-2 If required, the Project developer shall provide all prospective purchasers with a written notice that the middle and high schools in the area are currently impacted and that middle school and high school students may not be able to attend the local schools in the area. | Project Developer | Recorded Covenant | 1. Department of Community Development | 2. Department of Community Development | 3. Field Verification |
| 5.11.4 PARKS AND RECREATION | | | | | |
| 5.11.4-1 The Project applicant shall construct and maintain through Homeowner Association assessments all private neighborhood recreation areas within the Project and provide these facilities concurrent with the first residential occupancies of each community within the Project. Project applicant shall transfer title to the Park District for the sports park prior to, or concurrent with, recordation of first subdivision final tract maps for each individual ownership within Project. | Project Developer | Recorded Covenant | 1. Department of Community Development | 2. Department of Community Development | 3. Prior to Occupancy |
| 5.11.4-2 The lighting for the park shall be designed to minimize glare onto adjoining streets and properties with the design to be reviewed by the City of Camarillo and Pleasant Valley Recreation and Parks District as part of the design plans for the park. In addition, if any sound system is utilized, the design shall also be submitted for review and approval to minimize noise on adjoining residential properties. | Parks District | Design of Park review as required for determination of consistency with the city's General Plan | 1. Pleasant Valley Recreation and Parks District and City of Camarillo | 2. Pleasant Valley Recreation and Parks District and City of Camarillo | 3. Pleasant Valley Recreation and Parks District and City of Camarillo |
| 5.11.5 WATER RESOURCES | | | | | |
| 5.11.5-1 All construction activities on the site shall comply with the NPDES Program in effect in the City of Camarillo at the time of grading plan review, including incorporation of Best Management Practices into the erosion control plan for that construction activity. | Project Developer | Review of 401 Water Quality Certification | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Grading |

| Mitigation Measures/Conditions of Approval | Party Responsible for Implementing Mitigation | Monitoring Action | Enforcement Agency | | |
|---|---|---|--|--|------------------------------|
| | | | 1. | 2. | 3. |
| 5.11.5-2 All on-site uses shall incorporate water conservation measures as required by the City of Camarillo per the City's Municipal Code. | Project Developer | Building Plan Check | 1. Department of Public Works/Engineering Division | 2. Monitoring Agency | 3. Monitoring Phase |
| 5.11.5.3 The Project developer shall construct a second water system for the delivery of recycled water to the sports park. The recycled water main shall run from the sports park to the southeast corner of the Project site for future connection to the City's recycled water system. | Project Developer | Building Plan Check | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Building Permits |
| 5.11.5-4 The developer shall install, at his expense, a reclaimed water pipeline from the southeast corner of the development on Pleasant Valley Road west of Calleguas Creek north and west to the proposed ball fields and past other common landscaped areas. The final design of the pipeline shall be to the satisfaction of the City of Camarillo Public Works Department. The rate charged for reclaimed water shall be determined by the City of Camarillo. | Project Developer | Grading Permit Public Improvement Plans | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Building Permits |
| 5.11.7 SOLID WASTE DISPOSAL | | | | | |
| 5.11.7-1 Demolition debris and construction wastes shall be recycled to the extent feasible. The Project developer shall facilitate recycling of materials in these wastes through coordination with Del Norte Regional Recycling and Transfer or other facility that separates and recycles agricultural and construction/demolition wastes. | Project Developer | Building Permit | 1. Department of Public Works/Engineering Division | 2. Department of Public Works/Engineering Division | 3. Prior to Grading |
| 5.11.7-2 All building construction specifications shall encourage developers to use recycled content building materials. The City of Camarillo has a standard planning condition that all development must contain a minimum of 5 percent recycled material. | Project Developer | Field Verification | 1. Department of Community Development | 2. Department of Community Development | 3. Field Verification |
| 5.11.7-3 Each development Project within the Project site shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of application review, including locations and design of recycling areas on the site. | Project Developer | Field Verification | 1. Department of Community Development | 2. Department of Community Development | 3. Field Verification |

(FIGPA-Hij 99-2/MITIG MONITORING PLAN final)

RESOLUTION NO. 2001- 151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CAMARILLO APPROVING GENERAL PLAN AMENDMENT
99-2, VILLAGE AT THE PARK (GENERAL PLAN
AMENDMENT/SPECIFIC PLAN)

WHEREAS, the City Council has previously referred a request for processing of an amendment to the City of Camarillo General Plan Land Use Element, Recreation Element and Circulation Element involving approximately 330 acres located south of U.S. 101/Ventura Freeway, north of Pleasant Valley Road, easterly of Lewis Road and westerly of Calleguas Creek; and,

WHEREAS, a duly-noticed hearing was held by the City of Camarillo Planning Commission on August 21, 2001, and adopted a resolution on September 18, 2001, recommending approval of the amendment to the General Plan and Village at the Park Specific Plan; and,

WHEREAS, the City Council has reviewed the General Plan amendment request and Village at the Park Specific Plan and received testimony at a duly-noticed public hearing on October 10, 2001 and finds that the amendment be approved based on the following findings:

1. That the amendment is consistent with the goals of the General Plan including its various elements and would be consistent with the community goals.
2. The conversion of the area south of the Ventura Freeway would provide needed public facilities in the form of a 55-acre citywide park, YMCA site, elementary school site and other uses to merit consideration as a public benefit to outweigh the conversion of the agricultural land.
3. That the size of the property is adequate to accommodate the types of development under the designated land uses being proposed including the open space use, residential areas, public uses, commercial areas and buffer areas. In addition, the plan provides for roadways to accommodate the proposed uses and improve the roadways in the area to benefit the community as a whole.
4. That the project has been reviewed under an environmental impact report which will provide various mitigation measures under a mitigation monitoring program to ensure that levels of impact will be within acceptable thresholds.
5. That the specific plan contains specific design guidelines for development to the area to ensure the proper development of the site in accordance with the vision for a neighborhood-oriented village with a variety of residential, commercial and public uses.

6. The proposed change in land use was considered in regard to the impacts on housing within the region. It was determined that the conversion of land use will provide additional opportunities for residential units in a variety of classifications and prices to assist in meeting the objectives of the Housing Element of the General Plan of the City of Camarillo.
7. The development of a specific plan provides a greater opportunity for guiding development in a manner that would be far more compatible with the existing land uses within the area. In addition it provides appropriate mitigation measures to create a community that would be considered compatible with the various constraints facing the study area.

WHEREAS, prior to certifying the Environmental Impact Report, the City Council of the City of Camarillo considered the Initial Study of Environmental Impact and the Environmental Impact Report together with any comments received during the public review process; and,

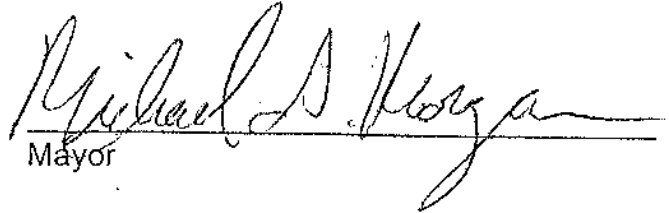
WHEREAS, the development of the proposed project will result in significant unavoidable adverse environmental, including the conversion of agricultural land, and changing the visual character from open agricultural field to an urban setting. The Findings of Facts attached hereto as Exhibit "B" describe the unavoidable adverse effects and, as provided by CEQA and State CEQA Guidelines and sets forth a Statement of Overriding Considerations which are being adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Camarillo that General Plan Amendment 99-2 and Village at the Park Specific Plan is hereby approved as depicted on the attached Exhibit "A" and determined that this General Plan amendment shall be filed with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the office of the City Clerk, who is the custodian of records for the same.

IT IS FURTHER RESOLVED AND DETERMINED that all proposed mitigation measures identified in the Environmental Impact Report were previously adopted as the Mitigation Monitoring Plan included in the Final EIR in accordance with Public Resources Code Section 21081.6; and,

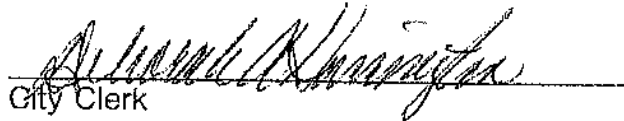
BE IT FURTHER RESOLVED, that the City of Camarillo City Council approves of the Findings of Facts including the Statement of Overriding considerations (Exhibit "B") for the significant unavoidable adverse environmental effects.

PASSED, APPROVED AND ADOPTED this 10th day of October, 2001.



Mayor

ATTEST:



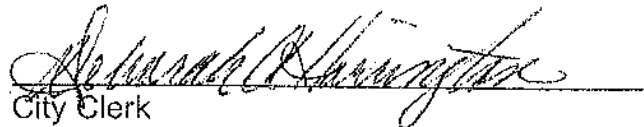
City Clerk

I, Deborah A. Harrington, do hereby certify that the foregoing Resolution 2001-151 was duly adopted by the City of Camarillo at a regular meeting thereof held on the 10th day of October, 2001, by the following vote of the Council:

AYES: COUNCILMEMBERS: Craven, Kildee, McDonald, Waunch, Mayor Morgan

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



City Clerk

sc/jw/sc (f:\CC Agenda Rpts\ GPA 99-2 ccreso oct10 01-R)

Copy: Department of Community Development
Dennis Hardgrave, Development Planning Services
Hiji Bros/EJM Development Company, c/o DPS
Lynch Levy Levitt, c/o DPS
Ronald Faught

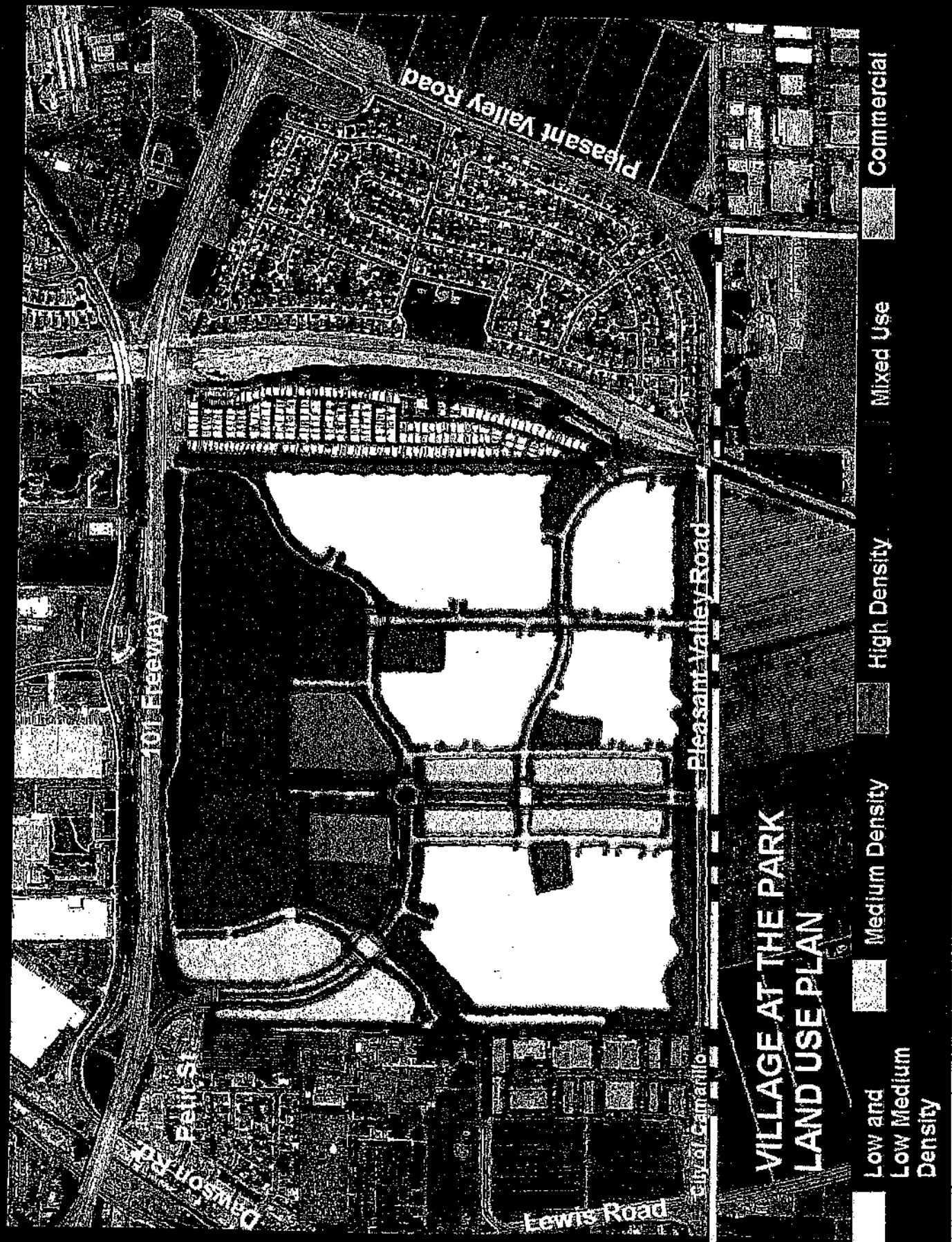


Exhibit A

EXHIBIT B

FINDINGS OF FACTS

I. INTRODUCTION

CEQA and the CEQA Guidelines provide in part that:

"No public agency shall approve or carry out a project for which an Environmental Impact Report has been completed and that identified one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding." (CEQA Guidelines Section 15091)

The Final EIR for **GPA 99-2 Village at the Park** (State Clearinghouse No. 2000011063) identifies significant or potentially significant environmental impacts, prior to mitigation, that may occur as a result of the project. Thus, in accordance with the provisions of the CEQA Guidelines, the City Council hereby adopts these findings in considering the proposed project.

II. DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL

The Project applicant is requesting approval of a mixed-use development based on a land use plan consisting of a range of residential, commercial, public, and quasi-public uses. A primary planning element is a 55-acre community sports park. A range of residential uses is proposed and would cover approximately 184 acres of the 330-acre site. As planned, 1,060 residential units are proposed at a variety of densities and product types. Approximately 97.83 acres (including the 55-acre sports park) would be dedicated for public or quasi-public uses. The remaining 47 acres would accommodate commercial uses and arterial boulevards. Development of the Proposed Project is anticipated to occur in several phases.

Five alternatives were evaluated in the EIR: the No Project Alternative, development at alternative sites and three City-prepared development alternatives. The City-prepared alternatives were selected based upon their potential to reduce significant environmental impacts associated with the Proposed Project. The differences between the Proposed Project and the

Development Alternatives are based on three issues. First, the land use plans provide similar mixes of residential and non-residential land uses, but locate them in different areas of the site. Second, the development intensities are slightly different, with two development alternatives planning less intensity than the Proposed Project and one planning greater intensity. Last, alternative means of reducing potential impacts are evaluated such as berms, landscaping, or increased setbacks to reduce noise levels at the site.

A more detailed project description is provided in Section 4.0, *Project Description* of the Draft EIR.

III. FINDINGS FOR SIGNIFICANT IMPACTS

A. Transportation and Circulation

Potential Impacts

Proposed project at buildout would result in significant level of service impacts at the following intersections:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps, and
- Santa Rosa Road/Adolfo Road.

At project buildout, a significant impact would occur along the road segment of Pleasant Valley Road between Lewis Road and the Santa Rosa interchange.

Future (2015) plus Project buildout would result in a significant impact at the following intersections unless mitigated:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps,
- Santa Rosa Road/U.S. Highway 101 NB ramps, and
- Santa Rosa Road/Adolfo Road.

All of the roads and highways analyzed in this study will operate at acceptable levels after the identified mitigation measures are completed. Therefore, the LOS will not be exceeded individually or cumulatively and the project will comply with the CMP.

Findings

The proposed project has been reviewed and mitigation measures have been identified. With the implementation of the recommended mitigation, no unavoidable significant transportation and circulation impacts would occur as a result of the Project or cumulative projects. Further, each phase of development will be addressed to consider the timing and phasing of the mitigation measures.

Facts in Support of Findings

The potential impacts from these circulation conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project. Improvements including the widening of Pleasant Valley Road and off-site improvements will not only address the impacts of the proposed project, it will aid in improving current impacts and impacts associated with the California State University at Channel Islands.

B. *Air Quality*

Potential Impacts

Short-term air quality impacts would result primarily from vehicle emissions, equipment emissions, and fugitive dust generation during normal site preparation and construction phases of the proposed development. Due to the short-term, temporary nature of construction activities, the APCD does not consider normal construction related air quality impacts to be significant. The APCD does require that mitigation measures be implemented during Project construction in order to minimize air quality impacts.

Daily emissions of the Proposed Project would exceed the APCD recommended significant threshold for ROC or NO_x emissions. These are thresholds that the APCD has determined will individually and cumulatively jeopardize attainment of State and Federal ozone standards. As such, the

Proposed Project would contribute to the violation of State and Federal ozone standards.

Findings

While the Proposed Project would increase the city population numbers, it would not cause the projections contained within the General Plan of 72,093 person, which was used in the preparation of the AQMP, to be exceeded. As such, Project-generated emissions have been accommodated in the AQMP emissions forecasts, and the Proposed Project would not jeopardize attainment of air quality standards in Ventura County. Given the above, the Proposed Project is considered to be consistent with the AQMP.

Facts in Support of Findings

Implementation of the mitigation measures identified in this section would reduce project emissions of ROG and NO_x. Contribution to the City's TDM Program would reduce the residual long-term Project emissions to less than significant levels. There would be no unavoidable significant air quality impacts associated with the Proposed Project.

C. Noise

Potential Impacts

Noise would be generated by medium and heavy trucks making deliveries to the commercial uses on-site. Instantaneous noise levels from delivery trucks traveling 10 to 20 miles per hour have been found to average 80 dB(A) at distances of 30 feet. In the event that Village Commercial uses along and south of "B" Street back onto the proposed single family residential area, truck delivery would have a significant noise impact on these uses unless mitigated.

Recreational activities at the proposed sports park would point source noises as well as noise associated with sound systems, people cheering, etc. Since the proposed sports park would be adjacent to residential uses, late evening and nighttime use of the park could generate noise in excess of 45 dB(A), which the Municipal Code identifies as the maximum permitted evening/nighttime noise level for this land use. As persons would be exposed to noise levels in excess of those identified in the Municipal Code, this would result in a significant impact unless mitigated.

Land uses along Pleasant Valley Road and the primary roadways within the site would experience a range of noise levels depending upon their setbacks from the roads; use and placement of typical noise attenuation measures, such as walls and berms; use of double-glazed windows; building orientations, etc. If individuals at these land uses would experience noise levels in excess of standards established in the local general plan or Municipal Code, the project would result in a significant noise impact.

Slow-moving cultivation and harvesting equipment will be sporadically operating south of the Project site across Pleasant Valley Road during the growing season. Equipment operations could occur as close as 200 feet from any of the proposed on-site residential building envelopes north of Pleasant Valley Road. Assuming, as a worst case scenario, the equipment would generate noise at 80 dB(A) at 50 feet and there would be no sound wall, noise levels within the development envelope would be a maximum 68 dB(A), which is in excess of the maximum permitted daytime intermittent exterior noise level for residential uses as specified for Standard No.'s 1 and 2 in Section 10.34.040 of the Municipal Code (no nighttime agricultural operations are expected to occur). This would be considered a significant noise impact unless mitigated.

The Project may experience noise levels in excess of 60 dB(A) from overhead flights from the Point Mugu Naval Air Weapons Station, which could violate Standard No. 3 of Section 10.34.040, Exterior Noise Standards for residential uses, of the City's Municipal Code (see Table 5.7-2, Exterior Noise Standards for Intermittent Noises). Unless mitigated, interior noise levels within on-site residential areas may slightly exceed 45 dB(A) during these intermittent and temporary fly-overs, which would be a significant impact.

Findings

Project site development noise impacts would be reduced to less than significant with conformance with Section 10.34.120 of the City's Municipal Code, and there would be no unavoidable significant site development noise impacts. With implementation of mitigation measures recommended in this section, there would be no on-site operational noise impacts. The Project would generate no off-site impacts as a result of Project-generated traffic noise. As a result, the Project would create no unavoidable significant noise impacts.

Facts in Support of Findings

With or without the Proposed Project in place, there would be a potentially significant cumulative noise increase along Petit Street east of Dawson Drive. Acoustical analysis of this noise increase and its impact on residential uses along the roadway would be required to determine specific cumulative impacts on the residences and to specify measures that would reduce any significant noise impacts to less than significant. Because measures do exist to mitigate the noise impacts on these uses, there would be no unavoidable significant cumulative noise impacts.

D. Geotechnical Conditions

Potential Impacts

The extension of the Camarillo fault that traverses the site is considered active. Geolabs -- Westlake Village has assigned a Structural Setback Zone that extends 50 feet south of the active fault area. No structures for human habitation should be constructed within this zone. This Setback Zone would affect the northern part of the community sports park and the northern part of the highway commercial area. Although no structures are proposed for the sports park, the Setback Zone means that the existing Petit residence could not be used as an office for the park if it would undergo more than 50 percent reconstruction.

Findings

The Specific Plan has been designed to accommodate the fault zone.

Facts in Support of Findings

Because the development of each site would have to be consistent with jurisdictional requirements and the Uniform Building Code as they pertain to protection against known geologic hazards, impacts of cumulative development would be less than significant given known geologic considerations.

E. Hydrology and Water Quality

Potential Impacts

Excessive erosion and sedimentation and other pollutants of concern including metals, nutrients, soil additives, pesticides, construction

chemicals, and miscellaneous wastes from construction sites could impact water quality during construction. In addition, demolition of existing structures on the Project site could also indirectly introduce existing pollutants into the ground or surface waters.

Water quality concerns associated with the community sports park, neighborhood parks, and landscaped buffer areas relate to the use of fertilizers, pesticides, and herbicides in these areas, and to the potential for them to enter protected bodies of water (i.e., Calleguas Creek). Given that these green areas would be dominant features on the Project site, the chemical-laden runoff from these areas would have the potential to significantly impact the water quality of Calleguas Creek.

Findings

Development within the City of Camarillo would result in hydrology and water quality impacts similar to those of the Proposed Project, and would be subject to the same types of water quality requirements and mitigation measures (discussed previously) as the Proposed Project to avoid potential for creating downstream and subsurface water quality impacts. Therefore, no cumulative water quality impacts from cumulative development are anticipated.

Facts in Support of Findings

With the implementation of the mitigation measures recommended in this section, no unavoidable Project specific or cumulative significant impacts related to hydrology or water quality are anticipated.

F. Public Services and Utilities

Potential Impacts

The Proposed Project would have a significant impact on Pleasant Valley School District and Oxnard Union High School District.

The Proposed Project includes a 55.0-acre community sports park, at three locations a total of 6.0 acres of private neighborhood recreation areas, and a 5.0-acre YMCA site. The Project applicant is not proposing to construct or fund the construction of the park. The City of Camarillo and the Recreation and Park District presently lack adequate funds to construct the park. A significant impact would occur if the park facilities would not be constructed and useable at the time that the first residents live at the Project site.

Findings

The specific plan provides for a site for an elementary school and the has indicated on the record that they are working on an agreement that will result in a fully improved school at a specific benchmark. In addition, school fees will be required to mitigate school impacts at the high school level.

The 55 acre park site will be provided and will assist in improving the ratio of park land for the community. In addition a YMCA site and private recreation areas and buffer areas will afford other open space and recreational opportunities for the community.

Facts in Support of Findings

The potential impacts from these land use and relevant planning conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project.

STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines provide in part the following:

- a) CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3).
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the Guidelines).

The City Council, having reviewed and considered the information contained in the Route 101/ Airport North Area Interchange and Annexation No. 83 Draft EIR and the public record, adopts the following Statement of Overriding Considerations that have been balanced against the unavoidable adverse impacts in reaching a decision on this project.

II. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Although all potential project impacts have been substantially avoided or mitigated as described in the preceding findings, there is no complete mitigation for certain project impacts. These would include the impact to agricultural resources resulting from conversion of agricultural land for urban uses and the resulting conversion of the visual character of the site from an open field to an urban setting. Details of these significant unavoidable adverse impacts were discussed in the Draft.

III. OVERRIDING CONSIDERATIONS

A. Enhanced Traffic Flow

The project's proposed improvements to Pleasant Valley Road and off-site traffic improvements will help to complete the city's roadway system. This will address the current traffic levels and those from future approved projects including the development of the university. The proposed project will allow for greater traffic circulation and enhance traffic flow through the widening of Pleasant Valley Road and improvements to Lewis Road and the freeway offramps as detailed in the traffic mitigation measures.

The enhanced traffic flow provided by the project will also allow for more safe and efficient circulation in this portion of the City, as well as improved emergency access.

B. Park Land and Open Space Buffers

While the development plan proposes the conversion of the property from agricultural open space to an urban development, the specific plan provides for a variety of open space areas. These include 55 acres of active and passive recreational areas along the freeway corridor, buffer areas along the easterly property line and buffer areas along the southerly property line. In addition, areas of open space for the school, private recreation areas, YMCA site and landscaped areas will be provided. As a result, the proposed project will be a change from the current usage of the property, but the resulting development will be consistent with the city standards for developed areas by maintaining buffers and visually attractive corridor along major streets.

D. Additional Housing Units

The proposed Village at the Park Specific Plan will provide approximately 1060 dwelling units in the low density, medium density and high density residential categories consistent with the land use element of the General Plan. As a result, this will provide additional housing opportunities to help meet current and projected housing needs for the city and the region.

E. Community Benefits

The City of Camarillo's community goals state that the conversion of

agricultural land may only be considered where there is a public need or benefit. The proposed project will provide a number of public benefits including the 55 acre sports park, the school site, the YMCA site, the roadway improvements, and the additional housing opportunities. Each of these components of the plan will offer further benefits such as the park site helping to increase the amount of park land in the community as the amount of park land does not currently meet the standards of the Recreation Element.

F. *Consistency with SOAR/CURB*

The proposed project involves the conversion of the site from agricultural lands to a variety of urban and open space uses. While this results in a loss of agricultural lands, the conversion is not inconsistent with the adopted SOAR and CURB ordinances. By filling in a portion of the land within the city limits, it will have the benefit of relieving pressure on lands that are designated to remain under agricultural and open space uses while allowing for economic development which will benefit the community.

G. *Economic Development*

The proposed development under the Village at the Park Specific plan provides a variety of land uses that provide a number of economic improvements to the community as described in the economic impact analysis. In addition to the direct benefits of the commercial uses proposed within the project, the development will provide a number of jobs during its construction and a number of jobs associated with some of the land uses including the school, commercial areas and the park. The residential units will also serve to support new job growth from future research and development, office, retail, and manufacturing uses as designated under the city's General Plan.

RWB*:ll/sc (f:\gpa.hiji 99-2\EIR creso exhB oct10 2001)

LAFCO 03-19

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – VILLAGE AT THE PARK**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 24, 2004, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 24, 2004 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-19 CAMARILLO SANITARY DISTRICT ANNEXATION – VILLAGE AT THE PARK**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 99-25) prepared by the City of Camarillo as lead agency for the proposal, and makes a specific determination that the significant issues and proposed Mitigation Measures and Statement of Overriding Considerations as adopted by the lead agency adequately address the project and hereby adopts the lead agency's Findings of Impacts and Mitigation Measures for the project and Statement of Overriding Considerations [Sections 15080, 15093, and 15096(g)(h)(i), 15097, and 15163].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the change of organization is approved without further notice, election or hearing.

This resolution was adopted on March 24, 2004.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair, Ventura Local Agency Formation Commission

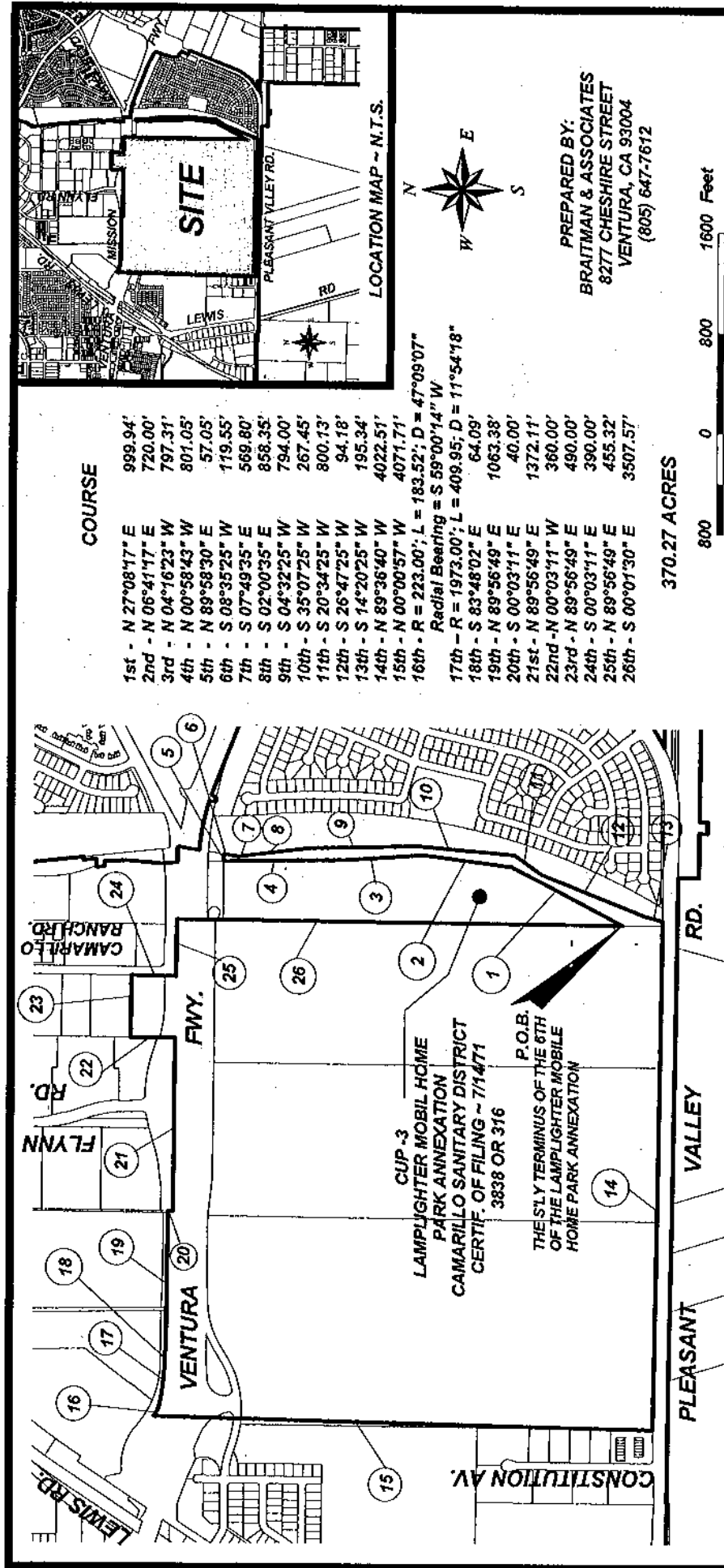
Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bell Rawlins*

Date: 1/29/04

03-19



CAMARILLO SANITARY DISTRICT ANNEXATION VILLAGE AT THE PARK (CSD ANNEXATION NO. 2003-05)

BEING A PORTION OF RANCHO CALLEGUAS IN THE CITY OF CAMARILLO,
 COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 17 M.R. 16 AND 11 M.R. 32

03-19

**CAMARILLO SANITARY DISTRICT ANNEXATION
VILLAGE AT THE PARK
(CSD ANNEXATION NO. 2003-05)**

Being a portion of Rancho Calleguas, in the City of Camarillo, County of Ventura, State of California, as shown on the maps recorded in the office of the County Recorder of said County in Book 17, Page 16 and Book 11, Page 32 of Miscellaneous Records, described as follows:

Beginning at the southerly terminus of the 6th course of the CUP-3/Lamplighter Mobil Home Park Annexation to the Camarillo Sanitary District as described in the Certificate of Filing recorded on July 14, 1971 in the Office of the County Recorder of said County in Book 3838, Page 316 of Official Records; thence, along the existing boundary of said Camarillo Sanitary District by the following 26 courses:

- 1st - North 27°08'17" East 999.94 feet; thence,
- 2nd - North 06°41'17" East 720.00 feet; thence,
- 3rd - North 04°16'23" West 797.31 feet; thence,
- 4th - North 00°58'43" West 801.05 feet; thence,
- 5th - North 89°58'30" East 57.05 feet; thence,
- 6th - South 08°35'25" West 119.55 feet; thence,
- 7th - South 07°49'35" East 569.80 feet; thence,
- 8th - South 02°00'35" East 858.35 feet; thence,
- 9th - South 04°32'25" West 794.00 feet; thence,
- 10th - South 35°07'25" West 267.45 feet; thence,
- 11th - South 20°34'25" West 800.13 feet; thence,
- 12th - South 26°47'25" West 94.18 feet; thence,
- 13th - South 14°20'25" West 195.34 feet; thence,
- 14th - North 89°36'40" West 4022.51 feet; thence,

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Bill Rawls

Date:

1/27/04

- 15th - North $00^{\circ}00'57''$ West 4071.71 feet to a point of cusp with a nontangent curve concaved northeasterly, having a radius of 223.00 feet, and having a radial to said point bearing South $59^{\circ}00'14''$ West; thence, along said curve,
- 16th - Southeasterly and easterly 183.52 feet through a central angle of $47^{\circ}09'07''$ to a compound curve concaved northerly and having a radius of 1973.00 feet; thence, along said curve,
- 17th - Easterly 409.95 feet through a central angle of $11^{\circ}54'18''$; thence,
- 18th - South $83^{\circ}48'02''$ East 64.09 feet; thence,
- 19th - North $89^{\circ}56'49''$ East 1063.38 feet; thence,
- 20th - South $00^{\circ}03'11''$ East 40.00 feet; thence,
- 21st - North $89^{\circ}56'49''$ East 1372.11 feet; thence,
- 22nd - North $00^{\circ}03'11''$ West 360.00 feet; thence,
- 23rd - North $89^{\circ}56'49''$ East 490.00 feet; thence,
- 24th - South $00^{\circ}03'11''$ East 390.00 feet; thence,
- 25th - North $89^{\circ}56'49''$ East 455.32 feet; thence,
- 26th - South $00^{\circ}01'30''$ East 3507.57 feet to the point of beginning and containing 370.27 acres.